

145.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

796,100 / 796,100

USE VALUE:

796,100 / 796,100

ASSESSED:

796,100 / 796,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
236		HIGHLAND AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: BELFORD PETER F ETAL/ TRUSTEES

Owner 2: BELFORD FAMILY TRUST

Owner 3:

Street 1: 236 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: OWEN-BELFORD ELIZABETH-ETAL -

Owner 2: BELFORD PETER F -

Street 1: 236 HIGHLAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1516 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	316,100		480,000	796,100		94935
							GIS Ref
							GIS Ref
							Insp Date
							07/28/16

PREVIOUS ASSESSMENT								Parcel ID	145.0-0002-0007.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2022	101	FV	316,100	0	6,000.	480,000	796,100		Year end	12/23/2021
2021	101	FV	306,600	0	6,000.	480,000	786,600		Year End Roll	12/10/2020
2020	101	FV	306,700	0	6,000.	480,000	786,700		Year End Roll	12/18/2019
2019	101	FV	235,400	0	6,000.	450,000	685,400		685,400 Year End Roll	1/3/2019
2018	101	FV	235,400	0	6,000.	372,000	607,400		607,400 Year End Roll	12/20/2017
2017	101	FV	235,400	0	6,000.	342,000	577,400		577,400 Year End Roll	1/3/2017
2016	101	FV	207,500	0	6,000.	312,000	519,500		519,500 Year End	1/4/2016
2015	101	FV	195,800	0	6,000.	306,000	501,800		501,800 Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT						PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
OWEN-BELFORD EL	73776-35	1	12/6/2019	Convenience		10	No	No			
	21222-094		6/1/1991		202,500	No	No	Y			

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
9/21/2015	1390	Siding	27,950	9/21/2015				Remove old siding	7/28/2016	Measured	DGM	D Mann						
8/23/2007	734	Re-Roof	5,750						7/28/2016	Permit Visit	DGM	D Mann						
6/28/1996	347	Manual	8,000					REBUILD PORCHES	11/23/2015	Permit Insp	PC	PHIL C						
									11/7/2008	Meas/Inspect	163	PATRIOT						
									1/13/2000	Inspected	263	PATRIOT						
									12/1/1999	Mailer Sent								
									11/15/1999	Measured	263	PATRIOT						
									1/1/1990		PM	Peter M						

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good	BMT GAR REAR.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**RESIDENTIAL GRID**

Kits:	1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1
A Kits:		Rating:	Level FY LR DR D K FR RR BR FB HB L O
Fpl:	1	Rating: Average	Other
WSFlue:		Rating:	Upper
			Lvl 2
			Lvl 1
			Lower

Totals	RMs:	7	BRs:	3	Baths:	1	HB
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**REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	1	7	3	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

**CALC SUMMARY**

Basic \$ / SQ:	135.00
Size Adj.:	1.34261203
Const Adj.:	0.98990101
Adj \$ / SQ:	179.422
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388388
Depreciation:	72240
Depreciated Total:	316148
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	316100
Before Depr:	179.42
Val/Su Net:	116.13
Val/Su SzAd:	208.51

**MOBILE HOME**

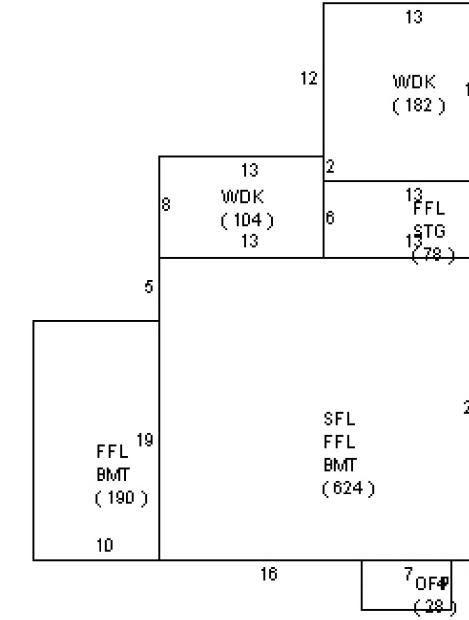
Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

**PARCEL ID**

145.0-0002-0007.0

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	892	179.420	160,045					
BMT	Basement	814	53.830	43,815					
SFL	Second Floor	624	179.420	111,959					
WDK	Deck	286	9.400	2,689					
STG	Storage	78	8.480	661					
OPP	Open Porch	28	43.560	1,220					
	Net Sketched Area:	2,722		320,389					
Size Ad	1516	Gross Area	2722	FinArea	1516				

**IMAGE****AssessPro Patriot Properties, Inc**